

*Karen A. Madsen*

REGISTER OF DEEDS

FILED

2016 JAN -4 AM 10: 37

KAREN A. MADSEN  
WASHINGTON COUNTY  
REGISTER OF DEEDS  
BLAIR NE

RESOLUTION OF THE BOARD OF DIRECTORS

OF THE CREST RIDGE PROPERTY OWNERS ASSOCIATION, LLC

WHEREAS, the By-laws of the Crest Ridge Property Owners Association, LLC held a meeting, that was duly published and notice given to its Members, on the 16<sup>th</sup> day of September, 2015 and,

WHEREAS, the Board of Directors discussed the options of amending the by-laws as regards to changing the annual dues and amending the Designation of Use covenant to reflect changing only Lot #32 to a commercial location designated only by the association (no county authority).

WHEREAS, the Board of Directors, in order to provide all of its members notice of this resolution, does hereby ratify the same as fully outlined below.

WHEREAS, the Board of Directors, conducted a mail-in ballot vote to be returned to the Board of Directors by November, 1, 2015. All but 4 ballots were returned, the vote was tallied and the results were sent to each Crest Ridge Property Owner by e-mail.

Ballot 1- Article VII- Section B- "The annual dues shall be the same for each member"-we requested a vote to reduce the dues on Lots #30 & #31 to \$200.00 per year. The ballot failed by 16 votes- it is agreed that our annual dues will remain at \$300.00 per lot per year.

Ballot 2- II Designation of use-"Each lot shall be known and described as a single family residential lot"-we requested a vote to amend the description of only Lot #32 of Crest Ridge Property Owners Association to become a commercial lot for CRPOA purposes only. And shall be further restricted to- Employess will be allowed to park their vehicles at this location only during regular business hours, the number or trailers will be limited to 4(four)on this lot. Limit 1 (one) commercial trash can to this location. All other CRPOA covenants will be enforced on this lot. Lots #11 & #12 will remain residential lots and all CRPOA covenants now in effect will pertain to these two lots as all other CRPOA residential lots. This will be the only lot (Lot #32) in the CRPOA sub-division that will be allowed to have an outbuilding constructed before a residence. The outbuilding must conform to all CRPOA covenants and be constructed before 7/1/16. This ballot passed by 12 votes. NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors of the Crest Ridge Property Owners Association, LLC, hereby adopts the following covenant amendment.

The Board of Directors further authorized the Chairman of the Board to sign the Resolution on behalf of the full Board.

Approved and adopted this 23<sup>rd</sup> day of December, 2015.

*Bernie Kostrunek*

Bernie Kostrunek, Chairman

*Jackie Locke*

Jackie Locke, Clerk

Recorded \_\_\_\_\_  
General \_\_\_\_\_  
Numerical \_\_\_\_\_  
Photostat \_\_\_\_\_  
Proofed \_\_\_\_\_  
Scanned \_\_\_\_\_

**RESOLUTION  
OF THE BOARD OF DIRECTORS  
OF THE  
CREST RIDGE PROPERTY OWNERS ASSOCIATION, LLC**

WHEREAS, the Bylaws of Crest Ridge Property Owners Association, LLC held a meeting, that was duly published and notice given to its Members, on the 16th day of September, 2015, and,

WHEREAS, the Board of Directors discussed violation of the Covenants and the Board adopted a enforcement procedure for minor violations, and

WHEREAS, the Board of Directors, in order to provide all of its Members notice of this Resolution, does hereby ratify the same as fully outlined below,

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors of the Crest Ridge Property Owners Association, LLC, hereby adopts the following enforcement procedure related to minor violations of the Covenants, and the following are hereby designated as minor violations which are subject to this Resolution:

1. Dogs at Large. Paragraph XVI of the Covenants.
2. Four Wheeler Violations. Paragraph X of the Covenants.
3. Inoperable Vehicles. Paragraph VIII of the Covenants.
4. Violations of Landscaping. Paragraph XIV of the Covenants.
5. Fence Violations. Paragraph XVII of the Covenants.
6. Trash Receptacle Violations. Paragraph XI of the Covenants.
7. Building Types. Paragraph III of the Covenants.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Board of Directors of the Crest Ridge Property Owners Association, LLC, hereby add the following sentence to Paragraph XXI of the Covenants:

"Not to proceed or pursue damage to common areas in Crest Ridge Subdivision if damage is done by emergency vehicles."

BE IT FURTHER RESOLVED, that the above-referenced violations of the Covenants are held to be minor violations and will be handled by first, a verbal warning; second, written notification; and third, a fine of \$25.00 per violation per 30 days that the violation continues after the time specified in the written notice has expired.

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The Board of Directors further authorized the Chairman of the Board to sign this Resolution on behalf of the full Board.

Approved and adopted this 22 day of October, 2015.

Bernie Kostrunek  
Bernie Kostrunek, Chairman

ATTEST:

Jacklyne Locke  
Clerk

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